

ORDINANCE NO. 1819

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA HABRA APPROVING GENERAL PLAN AMENDMENT 18-02 CHANGING THE LAND USE DESIGNATION FROM “LIGHT INDUSTRIAL” TO “RESIDENTIAL MULTI-FAMILY 1” FOR THE PROPERTY AT 118 EAST ELECTRIC AVENUE, AS PER EXHIBIT “A.”

The City Council of the City of La Habra does hereby resolve as follows:

Section 1. The City Council does hereby find and determine that:

- a. The Applicant initiated a request for General Plan Amendment 18-02 to the La Habra General Plan 2035 for reclassifying the Land Use Designation from Light Manufacturing to Residential Multi-Family 1 (15-24 units/acre) for the property at 118 East Electric Avenue (APN 022-193-56) to Residential Multi-Family 1 (15-24 units/acre).
- b. The environmental effects of the proposed project were reviewed pursuant to the requirements of the California Environmental Quality Act (CEQA) through the preparation and public circulation of an Initial Study and Draft Environmental Impact Report (DEIR) entitled, “Volara Townhomes (SCH 2019060214)”. A Mitigation Monitoring Program was prepared that lists the conditions necessary to reduce the project impacts to a level of insignificance, where possible, and agencies responsible for their implementation.
- c. The proposal has been reviewed pursuant to the requirements of the City’s National Pollutant Discharge Elimination System (NPDES) Municipal Permit, the Local Implementation Plan (LIP), and the Model Water Quality Management Plan (WQMP), Section 7.2. Since the proposal will constitute the disturbance of more than 5,000 square feet of soil, a Priority Water Quality Management Plan (WQMP) is required. A Preliminary WQMP has been approved (Appendix A of the EIR). Also, since more than one acre will be disturbed, a Storm Water Pollution Prevention Plan (SWPPP) will also be prepared.
- d. The Planning Commission held a duly noticed public hearing on March 23, 2020 to consider General Plan Amendment 18-02. The Planning Commission, after considering all the written and oral evidence offered including the staff report and all attachments, recommended that the City Council approve General Plan Amendment 18-02.

- e. The City Council held a duly noticed public hearing on April 20, 2020 to consider General Plan Amendment 18-02. The City Council, after considering all the written and oral evidence offered including the staff report and all attachments, approves General Plan Amendment 18-02.

Section 2. The City Council further finds and determines that:

- a. The General Plan is intended to be a dynamic document and may be periodically updated to respond to changing community needs.
- b. Requests for amendments may be submitted by individuals or initiated by the City itself.
- c. The proposed amendment has been reviewed to ensure that the change is in the public interest and would not be detrimental to public health, safety, and welfare.
- d. The project meets overall goals/policies contained within the 2014-2021 Housing Element. For instance, the project meets the Goal A and two of the supporting policies as follows:

GOAL STATEMENT A: NEW HOUSING

Adequate housing development by the private sector utilizing existing community facilities and structures; minimizing environmental hazards and incompatible land uses, and enhancing the quality of life in residential neighborhoods to meet the economic, social, health, and transportation needs of all citizens.

Policy A-3: Support Private Sector Housing Production

Facilitate the efforts of the private sector in the production of new housing for all economic segments of the community.

Policy A-4: Variety of Housing

Promote a variety of housing types at scales, values, and locations carefully selected to provide housing opportunities for all economic segments of the population, while emphasizing the protection and conservation of existing single-family neighborhoods.

The project also meets Goal B and three of the supporting policies as follows:

GOAL STATEMENT B: HOUSING MAINTENANCE AND CONSERVATION

Maintain and conserve housing in each neighborhood in a decent, safe, and sanitary condition where adequate public facilities and services are provided and the quality of life is protected from encroachment of other uses or environmental hazards.

Policy B-5: Adequate Housing Sites through Land Use and Zoning

Provide adequate housing sites through appropriate General Plan land use designations, zoning, and Specific Plan land use designations to accommodate the City's fair share of regional housing needs.

Policy B-12: Housing Design

Encourage housing providers to use design elements that meet code requirements and add to the safety, health, and security of residential environments.

Policy B-13: Energy Conservation

Encourage the design and construction of new homes and rehabilitation of existing homes in accordance with both voluntary and mandatory green building standards and energy saving criteria adopted by the City.

- e. The project implements General Plan Policies LU 1.2 (Development Capacity), LU 2.1 (Places to Live), LU 4.1 (Development Compatibility), LU 4.4 (Design Review), LU 5.5 (Revitalization of Obsolete and Underused Properties), LU 6.4 (Housing Type Distribution), LU 7.2 (New Residential Development), LU 7.3 (Housing Character and Design), LU 9.1 (Character and Design), LU 9.2 (Amenities), LU 9.3 (Development Transitions), H 1.1 (Support State Housing Policy), H 1.3 (Support Private Sector Housing Production), H 1.4 (Variety of Housing), H 1.5 (Market and Non-Market Housing Production Needs), and H 2.5 (Adequate Housing Sites through Land Use and Zoning)
- f. A finding of conformity to the La Habra General Plan 2035 as required by California Government Code Section 65402 can be made regarding the abandonment of Electric Avenue, east of Euclid Street, as the street will no longer be required to provide access to any business or residential properties and is not necessary for circulation within the City.

Section 3. Based upon the foregoing, the City Council of the City of La Habra adopts an ordinance approving General Plan Amendment 18-02 as per Exhibit "A".

Section 4. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published in the manner required by law. This Ordinance shall become effective thirty (30) days from and after its passage.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the City Council of the City of La Habra held on 4th day of May, 2020.

Tom Beamish, Mayor

ATTEST:

Laurie Swindell, CMC
City Clerk

STATE OF CALIFORNIA }
CITY OF LA HABRA } ss
COUNTY OF ORANGE }

I, Laurie Swindell, CMC, City Clerk for the City of La Habra, do hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 1819 introduced at a regular meeting of the City Council of the City of La Habra held on the 20th day of April, 2020, and was thereafter adopted at a regular meeting held on the 4th day of May, 2020, by the following vote.

AYES: COUNCILMEMBERS: Beamish, Espinoza, Gomez, Medrano, Shaw
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None
ABSTAIN: COUNCILMEMBERS: None

Said ordinance has been published or posted pursuant to law.

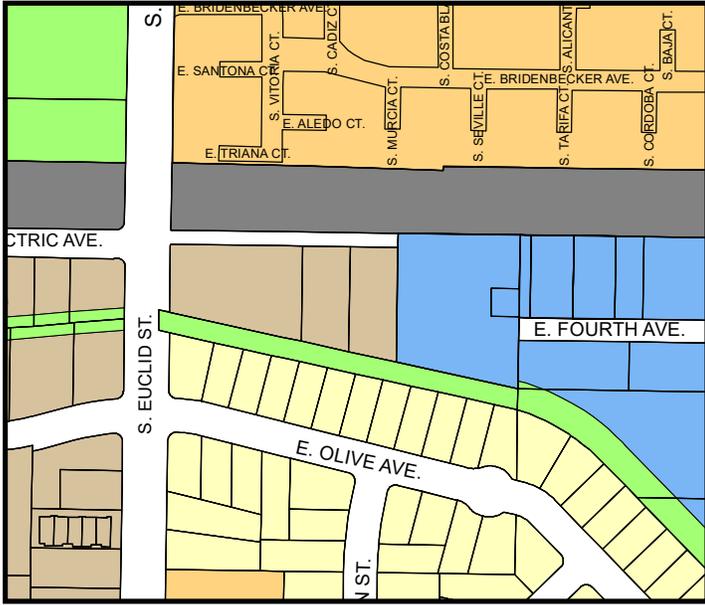
Witness my hand and the official seal of the City of La Habra this 4th day of May, 2020.

Laurie Swindell, CMC
City Clerk

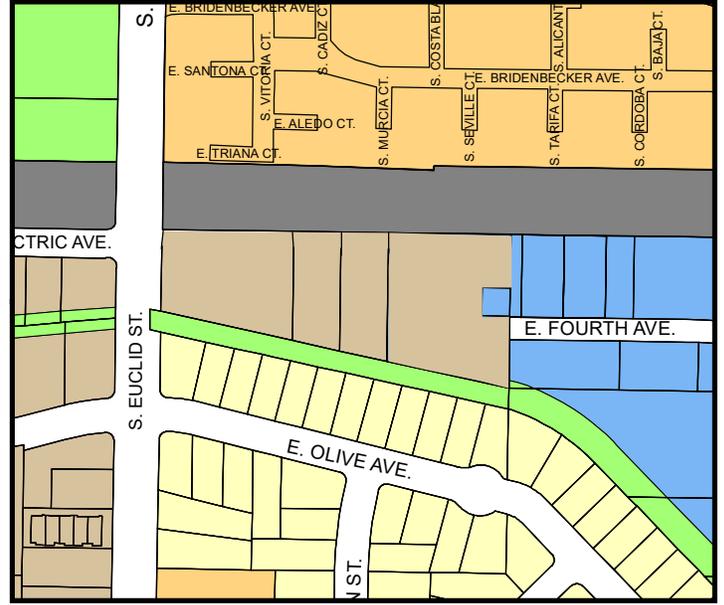


EXHIBIT A

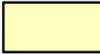
GENERAL PLAN AMENDMENT



EXISTING



PROPOSED

-  Railroad ROW
-  Low Density
-  Medium Density
-  Residential Multi-Family 1
-  Light Industrial
-  Parks, Flood Channels

